

Minutes: Leesburg Planning Commission May 16, 2002

The Leesburg Planning Commission met on Thursday, May 16, 2002 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Lee Phillips, Randy Hodgson, Nancy Kitchens, Nick Colonna, Paul Gauthier, Brian Boucher, Kaj Dentler, Bill Farence, Bill Donnelly and Jennifer Moore.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m.

ROLL CALL:

Present: Chairman Cliff Vaughan
Vice-Chairman Cable
Commissioner Minchew
Commissioner Werner
Commissioner Zawacki
Commissioner Kennedy
Councilmember Umstattd – 7:05 p.m.
Commissioner Schonberger

ADOPTION OF MINUTES:

Commissioner Kennedy made a motion to approve the minutes of May 2, 2002 as amended.

Motion: Kennedy
Second: Cable
Carried: 7-0

REMARKS BY PETITIONERS

Ms. Lisa Speet came forward to speak regarding the Draft of the Zoning Ordinance and to offer suggestions for changes to the Planning Commission and staff.

PUBLIC HEARINGS:

**PUBLIC HEARING – PIPESTEM LOT VARIATION REQUEST – 115
PRINCE STREET, NE – Nick Colonna, Senior Planner**

Mr. Colonna gave a brief staff report regarding this application.

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Ms. Lida Henderson, applicant, came forward to speak about this application and answer any questions the Commission may have.

Mr. Beck Dickerson of 316 Edwards Ferry Road, NE came forward to oppose this application; he was concerned that other lots in the area could be subdivided in the same manner.

Mr. Michael Rich of 313 Edwards Ferry Road, NE came forward to oppose this application because of the possibility of placing duplexes on the lot.

Mr. Wayne Henderson of 312 Edwards Ferry Road, NE came forward to oppose this application because he believes it would disturb natural wildlife of the area.

Mr. Doug Foster of 219 Prince Street, NE came forward to oppose this application. He believes this application if approved would cause detriment to the neighborhood.

Ms. Barbara Elden of 211 Prince Street, NE came forward to oppose this application, because she believes that it would lessen the quality of life of the neighborhood.

Mr. Ted Roach of 314 Edwards Ferry Road, NE came forward to oppose this application.

Mr. Don Stebbins of 302 Edwards Ferry Road, NE came forward to oppose this application. He believes this application will change the nature of the neighborhood.

Mr. Chuck Jones of 112 Prince Street, NE came forward to encourage the Commission to find a solution that works for everyone involved.

The being no further comment regarding this application the public hearing was closed.

At Ms. Henderson's request the application will be brought back to the Planning Commission on June 20, 2002.

PUBLIC HEARING – SE 2001-07, TIRES PLUS – Nancy Kitchens, Senior Planner

Ms. Kitchens gave a brief report on this application to the Commission.

Mr. Lee Phillips, Mr. Paul Gauthier, Mr. Brian Boucher and Mr. Bill Donnelly were present to answer any questions that the Commission had for staff regarding this application.

Commissioner Minchew recused herself from any discussion on this application.

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Mr. Bill Keefe, representative for the applicant came forward to speak to the Commission regarding this application.

Mr. John Callow, representative for the applicant came forward to answer any questions that the Commission may have regarding this application.

Chairman Vaughan opened up this application for public comment.

Mr. Greg Phillips of 1407 Barksdale Drive, owner of The Tire Shop came forward to oppose this application due to turning radius and the amount of traffic this business would generate.

Mr. Robert Bosco of 125-F Clubhouse Drive, SW #6 came forward to oppose this application because of the turning radius on the site.

Mr. Bob Sevila, representative for Leesburg Park Shopping Center came forward to speak to oppose this application based on the special exception requirements in the Zoning Ordinance.

There being no further comments the public hearing on this item was closed.

SUBDIVISION AND LAND DEVELOPMENT:

CATOCTIN CIRCLE TRAIL PRELIMINARY/FINAL DEVELOPMENT PLAN – John Johnston, Senior Planner

Mr. Phillips gave a brief report on this application.

Commissioner Schonberger made a motion to approve this application as submitted.

Motion: Schonberger
Second: Cable
Carried: 7-0

IDA LEE PARK TRAIL – PHASE 2 PRELIMINARY/FINAL DEVELOPMENT PLAN – John Johnston, Senior Planner

Mr. Phillips gave a brief report on this application to the Commission.

Commissioner Werner made a motion to approve this application as submitted.

Motion: Werner
Second: Cable
Carried: 7-0

ZONING:

TOWN OF LEESBURG ZONING ORDINANCE – Brian Boucher, Zoning Administrator

Mr. Boucher gave a brief staff report to the Commission regarding this item and entertained any questions from the Commission.

Commissioner Schonberger made a motion to carry this application over to the June 6, 2002 meeting for the Zoning Administrator to have the opportunity to research and respond to the comments received during the period for which the public hearing was held open and that at the June 6, 2002 meeting the Commission should forward this to the Town Council with a recommendation that includes a response to the comments received from the public hearing process.

Motion: Schonberger
Second: Minchew
Carried: 5-2 with Cable and
Zawacki voting Nay

COMPREHENSIVE PLANNING:

PREVIEW – HAWKINS PROPERTY REZONING – ZM-01-04 – Randy Hodgson, Chief of Comprehensive Planning.

Mr. Hodgson gave a staff report to the Commission regarding this application.

Mr. Mike Banzhoff, representative for the applicant came forward to answer any questions from the Commission.

COUNCIL REPRESENTATIVE'S REPORT:

None

STAFF AND COMMITTEE REPORTS:

Commissioner Zawacki reported on the Council meeting he attended regarding the budget.

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OLD AND NEW BUSINESS:

ZOAM – 02-02 – MEDICAL OFFICES AND VETERINARY HOSPITAL IN THE O-1 (Please note that a Joint Public Hearing for this item is scheduled with the Town Council for May 14, 2002) – Brian Boucher, Zoning Administrator

Commissioner Zawacki made a motion to suspend the 10-day open session period on this item.

Motion: Zawacki

Second: Werner

Carried: 7-0

Commissioner Werner made a motion that the Planning Commission recommend to the Town Council that the Leesburg Zoning Ordinance, Sections 4-D-2 and 4-D-8 Article 18. Definitions be amended to include the language initiated by Council and forwarded to the Commission in Resolution 2002-51 as shown dated May 16, 2002.

Motion: Werner

Second: Cable

Carried: 7-0

ADJOURNMENT:

There being no further business the meeting adjourned at 11:20 p.m.

PREPARED BY:

APPROVED BY:

Jennifer Moore, Commission Clerk

Cliff Vaughan, Chairman